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of America

# Congressional Record

PROCEEDINGS AND DEBATES OF THE 114<sup>th</sup> CONGRESS, SECOND SESSION

Vol. 162

WASHINGTON, MONDAY, APRIL 25, 2016

No. 63

## House of Representatives

The House met at 11:30 a.m. and was called to order by the Speaker pro tempore (Mr. WHITFIELD).

### DESIGNATION OF THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore laid before the House the following communication from the Speaker:

WASHINGTON, DC,  
April 25, 2016.

I hereby appoint the Honorable ED WHITFIELD to act as Speaker pro tempore on this day.

PAUL D. RYAN,  
*Speaker of the House of Representatives.*

### PRAYER

Reverend William Gurnee, St. Pius X Catholic Church, Bowie, Maryland, offered the following prayer:

Gracious Lord, as the gift of new life surrounds us in nature, we turn with gratitude for the people of this Nation and those who represent them.

Send Your spirit of right judgment upon the Members of this body so that they may guard the dignity of the poor and protect the opportunity for all to succeed.

Give them courage, give them fortitude, and give them, above all else, the knowledge that they have served their country well.

We humbly ask all this in Your Holy Name.

Amen.

### THE JOURNAL

The SPEAKER pro tempore. The Chair has examined the Journal of the

last day's proceedings and announces to the House his approval thereof.

Pursuant to clause 1, rule I, the Journal stands approved.

### PLEDGE OF ALLEGIANCE

The SPEAKER pro tempore. The Chair will lead the House in the Pledge of Allegiance.

The SPEAKER pro tempore led the Pledge of Allegiance as follows:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

### COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the Chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,

Washington, DC, April 21, 2016.

Hon. PAUL RYAN,  
*Speaker of the House, House of Representatives, The Capitol, Washington, DC.*

DEAR MR. SPEAKER: On April 20, 2016, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider two resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

The Committee continues to work to reduce the cost of federal property and leases.

The two resolutions considered for alteration projects address serious health and life safety issues and will consolidate agencies out of leased space into owned space reducing the costs to the taxpayer. The amounts authorized are consistent with existing funding. In total, these resolutions represent more than \$27 million in avoided lease costs.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on April 20, 2016.

Sincerely,

BILL SHUSTER,  
*Chairman.*

Enclosures.

### AMENDED COMMITTEE RESOLUTION

ALTERATION—EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE, SAN DIEGO, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the design and construction for the reconfiguration and alteration of space in the Edward J. Schwartz Federal Building-Courthouse to backfill vacant space resulting from the opening of the San Diego Courthouse in FY2013, allowing federal tenants to reduce their overall footprint, the relocation of childcare operations currently housed in leased space, and correcting life safety and security deficiencies at an additional design and review cost of \$5,795,000, an estimated additional construction cost of \$49,800,000 and an additional management and inspection cost of \$5,250,000 for an additional total estimated project cost of \$60,845,000, a prospectus for which is attached to and included in this resolution. This resolution amends the resolution adopted by the Committee on September 17, 2014 related to prospectus PCA-0167-SD14.*

*Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

□ This symbol represents the time of day during the House proceedings, e.g., □ 1407 is 2:07 p.m.

Matter set in this typeface indicates words inserted or appended, rather than spoken, by a Member of the House on the floor.



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GSA

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**AMENDED PROSPECTUS - ALTERATION  
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE  
SAN DIEGO, CA**

Prospectus Number:      PCA-0167-SD16  
Congressional District:      53

**FY2016 Project Summary**

Through amended prospectus, the General Services Administration (GSA) proposes design and construction for the reconfiguration and alteration of space in the Edward J. Schwartz Federal Building-Courthouse (FB-CT) to backfill vacancy resulting from the opening of the San Diego Courthouse in FY2013. In addition to recapturing vacant space, the project allows federal tenants to reduce their overall footprint by consolidating their operations in federal space, relocate childcare operations currently housed in leased space, and correct significant life safety and security deficiencies in the facility. Approximately 94,000 rentable square feet will be reconfigured, allowing the Government to release costly leased space reducing the Government's rental payment to the private sector by approximately \$2,723,000 annually.

This prospectus amends Prospectus No. PCA-0167-SD14, to reflect scope changes since the submission of the FY2014 prospectus and to complete work that was not previously approved or funded in FY 2014. Of the \$61,136,000 requested in FY14, GSA received approval for a portion of the proposed project request and apportioned \$19,729,000 of funding as part of its FY2014 Major Repair and Alteration Expenditure Plan.

**FY2016 Committee Approval and Appropriation Requested**

(Design, ECC and M&I).....\$60,845,000

**Major Work Items**

Interior construction; security, electrical, fire protection and plumbing systems upgrades; exterior construction

**Project Budget**

Design and Review (FY 2014) .....	\$1,997,317
Additional Design and Review .....	5,795,000
Estimated Construction Cost (ECC) (FY 2014) .....	16,042,940
Additional ECC.....	49,800,000
Management and Inspection (M&I) (FY 2014).....	1,688,743
Additional M&I .....	5,250,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$80,574,000</b>

\*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

GSA

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**AMENDED PROSPECTUS - ALTERATION  
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE  
SAN DIEGO, CA**

Prospectus Number: PCA-0167-SD16  
Congressional District: 53

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<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY2016	FY2020

**Building**

The 895,247 gross square foot (rsf) Edward J. Schwartz Federal Building and US Courthouse, at 880 Front Street in downtown San Diego, was built in 1973. It consists of two adjacent structures: a six-story federal office wing, a five-story court wing, and underground parking and basement offices. The building's two wings share an upper basement and are connected by a bridge between the fifth and sixth floors.

**Tenant Agencies**

Judiciary, U.S. Department of Homeland Security, Probation; U.S. Department of Justice, U.S. Treasury Department, U.S. Environmental Protection Agency, GSA, and Childcare.

**Proposed Project**

Approximately 67,000 RSF of vacant space will be built out for backfill occupancy by the Executive Office for Immigration Review (EOIR), the U.S. Coast Guard, Probation, Grand Jury, and the U.S. Environmental Protection Agency (EPA). Two public restrooms will be remodeled for compliance with the Architectural Barriers Act Accessibility Standard (ABAAS). Security upgrades, including hardening on several facades and the installation of bollards and an anti-ram barrier at the entrance to the garage will be undertaken. Building system upgrades including new automatic transfer switches, a new electric fire pump, new domestic water shut-off valves, a new emergency generator and new quick response fire sprinkler heads will be installed. Precast concrete panels on the south elevation of the building's office wing will be cleaned and sealed. Approximately 13,000 rsf of space will also be built out for a childcare center currently housed in leased space. In addition, approximately 5,000 rsf of vacant storage will be returned to parking for government vehicles in the upper basement and 10,000 rsf of basement space will be prepared for tenant occupancy.

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**AMENDED PROSPECTUS - ALTERATION  
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE  
SAN DIEGO, CA**

Prospectus Number: PCA-0167-SD16  
Congressional District: 53

**Major Work Items**

Plumbing Upgrade/ABAAS	\$1,511,000
Blast Mitigation	3,452,000
Site Security Upgrade	1,300,000
Fire Protection Upgrade	1,372,000
Electrical Upgrade	4,623,000
Interior Construction	37,132,000
Exterior Construction	<u>410,000</u>
<b>Total ECC</b>	<b>\$49,800,000</b>

**Justification**

In FY2014, GSA submitted Prospectus Number PCA-0167-SD14, proposing a \$61,136,000 repair and alteration project to alter vacant space, consolidate multiple agencies, and upgrade building systems. In the absence of full funding for the FY2014 Capital Investment and Leasing Program, GSA's FY2014 Expenditure Plan for Major Repairs and Alterations Program funded the project at \$19,729,000. The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved the reduced scope and funding. This amended prospectus allows GSA to accomplish scope that was not funded in FY2014 and to undertake additional scope items including conversion of vacant storage space, childcare and consolidate multiple agencies.

The project will allow GSA to backfill approximately 94,000 rsf vacated by certain District Court Judges and staff, and the Court clerk's operations when they moved to the new San Diego Courthouse in FY2013 as well as additional space vacated by the Internal Revenue Service when they relocated to Courthouse.

Currently the building does not meet blast and security standards. In addition, failure to repair or replace the outdated and inefficient building systems will cause operating costs to continue to increase and would likely lead to costly system failures. Further deterioration of the building's systems will make it difficult to backfill the space vacated by tenants that relocated to the San Diego Courthouse Annex.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

GSA

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**AMENDED PROSPECTUS - ALTERATION  
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE  
SAN DIEGO, CA**

Prospectus Number: PCA-0167-SD16  
Congressional District: 53

**Prior Appropriations**

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
113-76	2014	\$19,729,000	Design and Construction
Appropriations to Date		\$19,729,00	

**Prior Committee Approvals**

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	9/17/2014	\$19,729,000	Design = \$1,997,317 ECC = \$16,042,940 M&I = \$1,688,743 (ICE consolidation and backfill)
Senate EPW	9/18/2014	\$19,729,000	Design = \$1,997,317 ECC = \$16,042,940 M&I = \$1,688,743 (ICE consolidation and additional building improvements)
Approvals to Date		\$19,729,000	

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**AMENDED PROSPECTUS - ALTERATION  
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE  
SAN DIEGO, CA**

Prospectus Number:       PCA-0167-SD16  
Congressional District:       53

**Alternatives Considered (30-year, present value cost analysis)**

New Construction.....	\$282,604,000
Alteration.....	\$262,434,000
Leasing.....	\$487,736,000

The 30-year, present value cost of alteration is \$20,170,000 less than the cost of new construction with an equivalent annual cost advantages of \$1,152,000.

**Recommendation**  
**ALTERATION**

GSA

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**AMENDED PROSPECTUS - ALTERATION  
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE  
SAN DIEGO, CA**

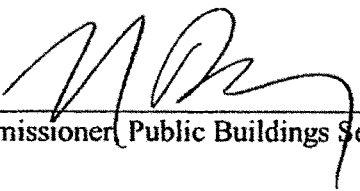
Prospectus Number: PCA-0167-SD16  
Congressional District: 53

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended:

  
Commissioner, Public Buildings Service

Approved:

  
Administrator, General Services Administration

April 2016

**Housing Plan**  
**Edward J. Schwartz FB-CT**

PCA-0167-SD16  
San Diego, CA

	Current						Proposed					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
<b>GSA Leased Locations</b>												
<b>401 West A Street</b>												
Executive Office For Immigration Review	35	35	4,079	-	9,500	13,579	-	-	-	-	-	-
<b>475 West Broadway</b>												
Childcare	15	15	450	-	8,813	9,263	-	-	-	-	-	-
<b>101 West Broadway</b>												
Probation	175	175	43,955	-	-	43,955	-	-	24,955	-	-	24,955
<b>610 West Ash</b>												
Environmental Protection Agency	11	11	3,973	-	-	3,973	-	-	-	-	-	-
<b>495 La Tortuga</b>												
Probation	-	-	8,495	-	1,600	10,095	-	-	-	-	-	-
<b>303 "H" Street</b>												
Probation	-	-	13,365	-	-	13,365	-	-	7,500	-	-	7,500
<b>Subtotal (GSA Leased Locations):</b>	<b>236</b>	<b>236</b>	<b>74,317</b>	<b>-</b>	<b>19,913</b>	<b>94,230</b>	<b>-</b>	<b>-</b>	<b>32,455</b>	<b>-</b>	<b>-</b>	<b>32,455</b>
<b>Edward J. Schwartz FB-CT</b>												
Senate	2	2	788	-	266	1,054	2	2	788	-	266	1,054
Court of Appeals	10	10	-	-	6,180	6,180	10	10	-	-	6,180	6,180
Circuit Library	3	3	4,920	134	1,733	6,787	3	3	4,920	134	1,733	6,787
District Court	45	45	22,130	-	69,532	91,662	12	12	15,616	-	49,064	64,680
Magistrate Court	25	25	2,536	-	19,050	21,586	25	25	6,514	-	20,469	26,983
District Court Clerk	3	3	182	-	168	350	-	-	182	-	168	350
Grand Jury	3	3	1,686	-	1,748	3,434	3	3	1,536	-	1,535	3,071
Probation	-	-	-	-	-	-	95	95	17,853	450	1,550	19,853
DHS-Immigration and Customs Enforcement	500	500	68,320	2,500	15,452	86,272	500	500	68,320	2,500	15,452	86,272
Federal Protective Service	25	25	3,512	195	1,163	4,870	25	25	3,512	195	1,163	4,870
DHS-Customs & Border Protection	6	6	287	-	234	521	3	3	521	-	-	521
GSA FAS Telecommunications Facilities	1	1	562	-	-	562	1	1	562	-	-	562
Federal Bureau of Investigation	1	1	153	-	-	153	1	1	153	-	-	153
GSA - FAS, All Other	1	1	201	-	-	201	1	1	201	-	-	201
Internal Revenue Service	27	27	5,824	387	-	6,211	27	27	5,824	387	-	6,211
Office Of U.S. Attorneys (1)	373	373	104,611	3,944	13,213	121,768	373	373	104,611	3,944	13,213	121,768
Treasury IG for Tax Administration (TIGTA)	5	5	499	-	200	699	5	5	499	-	200	699
US Marshals Service	52	52	10,331	4,429	19,831	34,591	51	51	11,187	1,575	20,939	33,701
US Tax Court	3	3	128	-	434	562	5	5	144	-	2,194	2,338
US Trustee	19	19	4,679	-	2,184	6,863	19	19	4,679	-	2,184	6,863
Environmental Protection Agency	-	-	-	-	-	-	11	11	3,623	-	350	3,973
Executive Office For Immigration Review	-	-	-	-	-	-	36	36	7,189	-	11,400	18,589



April 2016

**Housing Plan**  
**Edward J. Schwartz FB-CT**

PCA-0167-SD16  
 San Diego, CA

	Current						Proposed					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
National Labor Relations Board	8	8	2,165	302	250	2,717	8	8	2,165	302	250	2,717
Joint Use*	-	-	13,972	326	5,173	19,471	-	-	13,972	326	15,317	29,615
Vacant space**			51,130	1,942	4,138	57,210	-	-	24,383	981	350	25,714
<b>Subtotal:</b>	<b>1,112</b>	<b>1,112</b>	<b>298,616</b>	<b>14,159</b>	<b>160,949</b>	<b>473,724</b>	<b>1,216</b>	<b>1,216</b>	<b>298,953</b>	<b>10,794</b>	<b>163,977</b>	<b>473,724</b>

\* Joint use space is not occupied by tenant agencies and includes such things as Food Preparation, Snack bar, Credit Union and Childcare Center.

\*\* Proposed vacancy is made up of small pockets throughout the building (including basement) and will be filled over time.

Office Utilization Rate <sup>2</sup>	Current	Proposed
Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	134	136
All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	174	176

Total Building USF Rate <sup>3</sup>	Current	Proposed
Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	254	269
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	375	368

**NOTES:**

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>5</sup> Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

Current Office UR excludes 23,460 usf of office support space. Proposed Office UR: 24,998 usf of office support space.

Current Office UR excludes 51,130 USF of vacant and 54,447 usf of office support space. Proposed Office UR excludes 24,383 of vacant and 60,405 usf of office support space.

Special Space	
ADP	1,797
Child care	9,976
Conference	18,898
Courtroom	39,046
Food Service	5,327
Holding Cell	13,486
Judicial Chambers	36,102
Judicial Hearing	10,833
Laboratory	2,126
Law Enforcement Legal, Communication	4,043
Mail Rooms	268
Physical Fitness	2,356
Restroom	7,059
Sally Port, USMS	5,135
SCIF	1,050
Secured Circulation	3,890

April 2016

**Housing Plan**  
**Edward J. Schwartz FB-CT**

PCA-0167-SD16  
 San Diego, CA

	Current						Proposed					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
<sup>6</sup> Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).										Secured Elevator		1,130
										Telephone Room		767
										Vaults		688
										<b>Total:</b>		<b>163,977</b>

April 25, 2016

CONGRESSIONAL RECORD—HOUSE

H1937

COMMITTEE RESOLUTION

ALTERATION—DISTRICT COURTHOUSE,  
PENSACOLA, FL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a repair

and alteration project to remediate mold, eliminate water infiltration, replace the building facade, and undertake system and site upgrades at the Pensacola District Courthouse located at 1 North Palafox Street in Pensacola, Florida at a design cost of \$2,673,000, an estimated construction cost of \$25,259,000 and a management and inspection

cost of \$2,849,000 for a total estimated project cost of \$30,781,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – ALTERATION  
DISTRICT COURTHOUSE  
PENSACOLA, FL**

Prospectus Number: PFL-2245-PE15  
Congressional District: 1

**FY 2016 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to remediate mold, eliminate water infiltration, replace the building facade, and undertake system and site upgrades at the Pensacola District Courthouse located at 1 North Palafox Street in Pensacola, FL (the "District Courthouse").

The District Courthouse is a leased facility that was constructed on land owned by the City of Pensacola and made available to GSA's selected developer pursuant to a Ground Lease. It was constructed for use by the Courts and leased by GSA since 1997. The firm term of the current space lease between GSA and the owner of the courthouse, Palafox Street Associates, LP, expires on July 31, 2017 (the "Courthouse Lease"). GSA has an unconditional right to accept an irrevocable Offer of Donation from the City of Pensacola to take fee simple ownership of the site and improvements at the end of the current 20-year Courthouse Lease term. GSA plans to acquire ownership of the site and improvements by accepting the Offer of Donation, thereby taking ownership from the City of Pensacola upon expiration of the initial term of the Courthouse Lease.

**FY 2016 Committee Approval Requested**

(Design, Construction, Management and Inspection) .....\$30,781,000

**FY 2016 Appropriation Requested<sup>1</sup>** .....\$0

**Major Work Items**

Exterior construction; interior construction; mold abatement; roof replacement; heating, ventilating and air conditioning (HVAC)/mechanical, life safety/emergency and plumbing systems upgrades; site work; security upgrades; demolition.

**Project Budget**

Design .....	\$2,673,000
Estimated Construction Cost (ECC) .....	\$25,259,000
Management and Inspection (M&I) .....	<u>\$2,849,000</u>

<sup>1</sup> Although no funds are being requested in this prospectus, approval of the prospectus is needed for this repair and alteration project. Concurrently, GSA will request approval to reprogram previously appropriated project funds to pay for this proposed repair and alteration project.

GSAPBS

**PROSPECTUS – ALTERATION  
DISTRICT COURTHOUSE  
PENSACOLA, FL**

Prospectus Number: PFL-2245-PE15  
Congressional District: 1

**Estimated Total Project Cost (ETPC)\*.....\$30,781,000**

\*Tenant agencies may fund an additional amount for tenant improvements above the standard normally provided by the GSA.

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design	FY 2016	FY 2016
Construction	FY 2016	FY 2018

**Building**

The District Courthouse in Pensacola is a five-story leased building built for use by the Federal judiciary and occupied in August 1997 under a 20-year, below-prospectus lease (including two options of 5 additional years each). The building is owned by GSA's current Lessor, Palafox Street Associates, and was constructed on land owned by the City of Pensacola pursuant to a Ground Lease between the City of Pensacola and the building's developer. The ground lease agreement is coterminous with the Courthouse Lease. This Court's function in this building is in conjunction with the court and court-related functions housed in the federally owned Winston E. Amow U.S. Courthouse, located at 100 N. Palafox Street. The Amow Courthouse is 79,840 rentable square feet (RSF) and provides 5 inside parking spaces and 22 outside surface parking spaces.

The Courthouse Lease expires on July 31, 2017. Upon expiration of the Courthouse Lease, GSA has the right, through an Offer of Donation provided from the City of Pensacola, to assume ownership of the underlying land and improvements. With the end of the current lease term nearing, GSA plans to accept the donation, enabling the Government to take ownership of the District Courthouse land and improvements from the City, at no cost.

**Tenant Agencies**

Judiciary, U.S. Department of Justice    Office of the U.S Attorney, U.S. Department of Justice - Marshals Service, U.S. Congress    Senate, GSA

**Proposed Project**

GSA proposes alterations to the District Courthouse that will correct the water intrusion issues in the building by replacing the building's facade, installing a new standing seam metal roof system, repairing structural damage to the building caused by the water

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**PROSPECTUS – ALTERATION  
DISTRICT COURTHOUSE  
PENSACOLA, FL**

Prospectus Number: PFL-2245-PE15

Congressional District: 1

intrusion, and completely abating the presence of mold created by the water intrusion. The new building envelope will be weathertight and meet the State of Florida hurricane requirements. GSA will also install a new security blast protection system to the exterior during the facade repairs consistent with current security standards. Interior finishes throughout the building damaged by the water intrusion will also be repaired or replaced. In addition, the project will modernize the outdated fire safety system and the heating ventilating and air conditioning (HVAC) system by adding additional variable air volume boxes and a new building automation system to better control the interior humidity. The restrooms in the building will also be upgraded, including the installation of floor drains, replacement of wall finishes, and Architectural Barriers Act Accessibility Standard compliant unisex restrooms will be installed on each floor. Grounds and approaches will be repaired after facade demolition and replacement. Parking will be repaved and waterproofing and drainage will be installed on the site.

**Major Work Items**

Superstructure/Exterior Repairs	\$9,750,000
Interior Construction & Finishes	5,090,000
HVAC Upgrades	2,181,000
Mold Abatement	2,078,000
Roof Replacement	1,485,000
Fire Protection Upgrades	1,327,000
Electrical Upgrades	1,308,000
Plumbing Upgrades	798,000
Site Repairs/Improvements	760,000
Demolition	<u>482,000</u>
<b>Total ECC</b>	<b>\$25,259,000</b>

**Justification**

The existing leased District Courthouse has experienced water intrusion issues dating back to initial occupancy. GSA under the Courthouse Lease is responsible for all maintenance and capital improvements, and has made numerous repairs over the term of the lease to attempt to resolve these issues. However, the selective repairs have not been able to adequately correct the building deficiencies, and water intrusion issues persisted. GSA identified significant water intrusion and mold issues in 2014, and, as a result, GSA is pursuing a comprehensive solution. Due primarily to the health-related concerns reported by building occupants, and the limited ability to move occupants within the building during the proposed renovation without disrupting agency missions, GSA

GSAPBS

**PROSPECTUS – ALTERATION  
DISTRICT COURTHOUSE  
PENSACOLA, FL**

Prospectus Number: PFL-2245-PE15  
Congressional District: 1

relocated all building tenants out of the leased District Courthouse and into a 14,946 rentable square foot lease in June 2015 and the Arnov Courthouse. The 1 N. Palafox Street courthouse is currently vacant and will remain so for the duration of the renovation project.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

N/A

**Prior Committee Approvals**

N/A

**Prior Prospectus-Level Projects in Building (past 10 years):**

N/A

**Alternatives Considered (30-year, present value cost analysis)**

Alteration: .....	\$56,120,271
New Construction: .....	\$53,371,076
Lease .....	\$100,838,333

GSA has determined that taking ownership of the courthouse and executing the repair and alterations project identified in this prospectus is the most efficient means of housing the U.S. District Courts in Pensacola, FL. The 30-year, present value cost of alteration is \$2,749,195 more than the cost of new construction with an equivalent annual cost disadvantage of \$147,610, and \$44,718,062 less than the cost of a lease with an equivalent annual cost advantage of \$2,548,623. At this time, the GSA Federal Building Fund has the necessary funds available to support the limited alteration of the District Courthouse allowing for re-occupancy of the District Courthouse. Utilizing existing Federal Building Fund resources, the Alteration alternative also provides a long-term housing solution for building occupants more quickly than the New Construction alternative.

GSAPBS

**PROSPECTUS – ALTERATION  
DISTRICT COURTHOUSE  
PENSACOLA, FL**

Prospectus Number: PFL-2245-PE15  
Congressional District: 1

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**Recommendation**


ALTERATION

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 31, 2016

Recommended:

  
Commissioner, Public Buildings Service

Approved:

  
Administrator, General Services Administration



There was no objection.

# ADJOURNMENT

The SPEAKER pro tempore. Without objection, the House stands adjourned until noon tomorrow for morning hour debate.

There was no objection.

Thereupon (at 11 o'clock and 33 minutes a.m.), under its previous order, the House adjourned until tomorrow, Tuesday, April 26, 2016, at noon for morning-hour debate.

# EXECUTIVE COMMUNICATIONS, ETC.

Under clause 2 of rule XIV, executive communications were taken from the Speaker's table and referred as follows:

5132. A letter from the Senior Advisor to the Under Secretary of Defense for Personnel and Readiness, Department of Defense, transmitting a report entitled, "Evaluation of the TRICARE Program: Access, Cost, and Quality" for Fiscal Year 2016, pursuant to 10 U.S.C. 1073 note; Public Law 104-106, Sec. 717(c); (110 Stat. 376); to the Committee on Armed Services.

5133. A letter from the Secretary, Securities and Exchange Commission, transmitting the Commission's Major final rule — Business Conduct Standards for Security-Based Swap Dealers and Major Security-Based Swap Participants [Release No.: 34-77617; File No.: S7-25-11] (RIN: 3235-AL10) received April 20, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Financial Services.

5134. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's final rule — Air Plan Approval; Rhode Island; Infrastructure State Implementation Plan Requirements for Particle Matter, Ozone, Lead, Nitrogen Dioxide and Sulfur Dioxide [EPA-R01-OAR-2015-0402; FRL-9945-13-Region 1] received April 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

5135. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's final rule — Amendments Related to: Tier 3 Motor Vehicle Emission and Fuel Standards and 40 CFR Part 80 [EPA-HQ-OAR-2011-0135; FRL-9941-85-OAR] (RIN: 2060-AS36) received April 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

5136. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's direct final rule — Air Plan Approval; Vermont; Stage I Vapor Recovery Requirements [EPA-R01-OAR-2015-0243; A-1-FRL-9945-12-Region 1] received April 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

5137. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's final rule — Cyprodinil; Pesticide Tolerances [EPA-HQ-OPP-2015-0180; FRL-9943-85] received April 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

5138. A letter from the Director, Regulatory Management Division, Environmental

Protection Agency, transmitting the Agency's direct final rule — Approval and Promulgation of Implementation Plans; State of Louisiana; Revisions to the State Implementation Plan; Fee Regulations [EPA-R06-OAR-2016-0132; FRL-9945-09-Region 6] received April 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

5139. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's final rule — Promulgation of State Implementation Plan Revisions; Infrastructure Requirements for 2008 Lead, 2008 Ozone, 2010 NO<sub>2</sub>, 2010 SO<sub>2</sub>, and 2012 PM<sub>2.5</sub> National Ambient Air Quality Standards; Montana [EPA-R08-OAR-2013-0556; FRL-9945-14-Region 8] received April 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

5140. A letter from the Congressional Relations, Federal Mediation and Conciliation Service, transmitting the FY 2015 No FEAR Act report, pursuant to Public Law 107-174, 203(a); (116 Stat. 569); to the Committee on Oversight and Government Reform.

5141. A letter from the Director, Office of Regulatory Affairs and Collaborative Action, Bureau of Indian Affairs, Department of the Interior, transmitting the Department's interim final rule — Financial Assistance and Social Services Programs; Burial Assistance [167A2100DD/AAK001030/A0A501010.999900 253G] (RIN: 1076-AF29) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5142. A letter from the Regulations Specialist, Office of Subsistence Management, U.S. Fish and Wildlife Service, Department of the Interior, transmitting the Department's direct final rule — Subsistence Management Regulations for Public Lands in Alaska; Rural Determinations, Nonrural List [Docket No.: FWS-R7-SM-2015-0156; FXRS12610700000-156-FF07J00000; FBMS#4500086366] (RIN: 1018-BA82) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5143. A letter from the Regulations Specialist, Office of Subsistence Management, U.S. Fish and Wildlife Service, Department of the Interior, transmitting the Department's affirmation of direct final rule — Subsistence Management Regulations for Public Lands in Alaska; Rural Determinations, Nonrural List [Docket No.: FWS-R7-SM-2015-0156; FXRS12610700000-156-FF07J00000; FBMS#4500087231] (RIN: 1018-BA82) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5144. A letter from the Chief, Branch of Recovery and State Grants, Ecological Services, U.S. Fish and Wildlife Service, Department of the Interior, transmitting the Department's final rule — Endangered and Threatened Wildlife and Plants; Removal of the Louisiana Black Bear From the Federal List of Endangered and Threatened Wildlife and Removal of Similarity-of-Appearance Protections for the American Black Bear [Docket No.: FWS-R4-ES-2015-0014; FXES11130900000C2-167-FF09E32000] (RIN: 1018-BA44) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5145. A letter from the Wildlife Biologist, U.S. Fish and Wildlife Service, Department of the Interior, transmitting the Department's Major final rule — Migratory Bird

Hunting; Final Frameworks for Migratory Bird Hunting Regulations [Docket No.: FWS-HQ-MB-2015-0034] [FF09M21200-167-FXMB1231099BPP0] (RIN: 1018-BA70) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5146. A letter from the Director, Office of Sustainable Fisheries, NMFS, National Oceanic and Atmospheric Administration, transmitting the Administration's temporary rule — Fisheries of the Exclusive Economic Zone Off Alaska; Inseason Adjustment to the 2016 Gulf of Alaska Pollock and Pacific Cod Total Allowable Catch Amounts [Docket No.: 140918791-4999-02] (RIN: 0648-XE383) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5147. A letter from the Regulations Specialist, Office of Subsistence Management, U.S. Fish and Wildlife Service, Department of the Interior, transmitting the Department's final rule — Subsistence Management Regulations for Public Lands in Alaska; Rural Determination Process [Docket No.: FWS-R7-SM-2014-0063; FXRS12610700000-156-FF07J00000; FBMS#4500086287] (RIN: 1018-BA62) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5148. A letter from the Acting Unified Listing Team Manager, U.S. Fish and Wildlife Service, Department of the Interior, transmitting the Department's final rule — Endangered and Threatened Wildlife and Plants; Threatened Species Status for the Big Sandy Crayfish and Endangered Species Status for the Guyandotte River Crayfish [Docket No.: FWS-R5-ES-2015-0015; 4500030113] (RIN: 1018-BA85) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5149. A letter from the Acting Unified Listing Team Manager, U.S. Fish and Wildlife Service, Department of the Interior, transmitting the Department's final rule — Endangered and Threatened Wildlife and Plants; Designation of Critical Habitat for the New Mexico Meadow Jumping Mouse [Docket No.: FWS-R2-ES-2013-0014] [4500030114] (RIN: 1018-AZ32) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5150. A letter from the Acting Unified Listing Team Manager, U.S. Fish and Wildlife Service, Department of the Interior, transmitting the Department's final rule — Endangered and Threatened Wildlife and Plants; Designation and Nondesignation of Critical Habitat on Molokai, Lanai, Maui, and Kahoolawe for 135 Species [Docket No.: FWS-R1-ES-2015-0071; 4500030114] (RIN: 1018-AZ25) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

5151. A letter from the Wildlife Biologist, U.S. Fish and Wildlife Service, Department of the Interior, transmitting the Department's final rule — Migratory Bird Subsistence Harvest in Alaska; Harvest Regulations for Migratory Birds in Alaska During the 2016 Season [Docket No.: FWS-R7-MB-2015-0158] [FF09M21200-156-FXMB1231099BPP0] (RIN: 1018-BB10) received April 21, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.